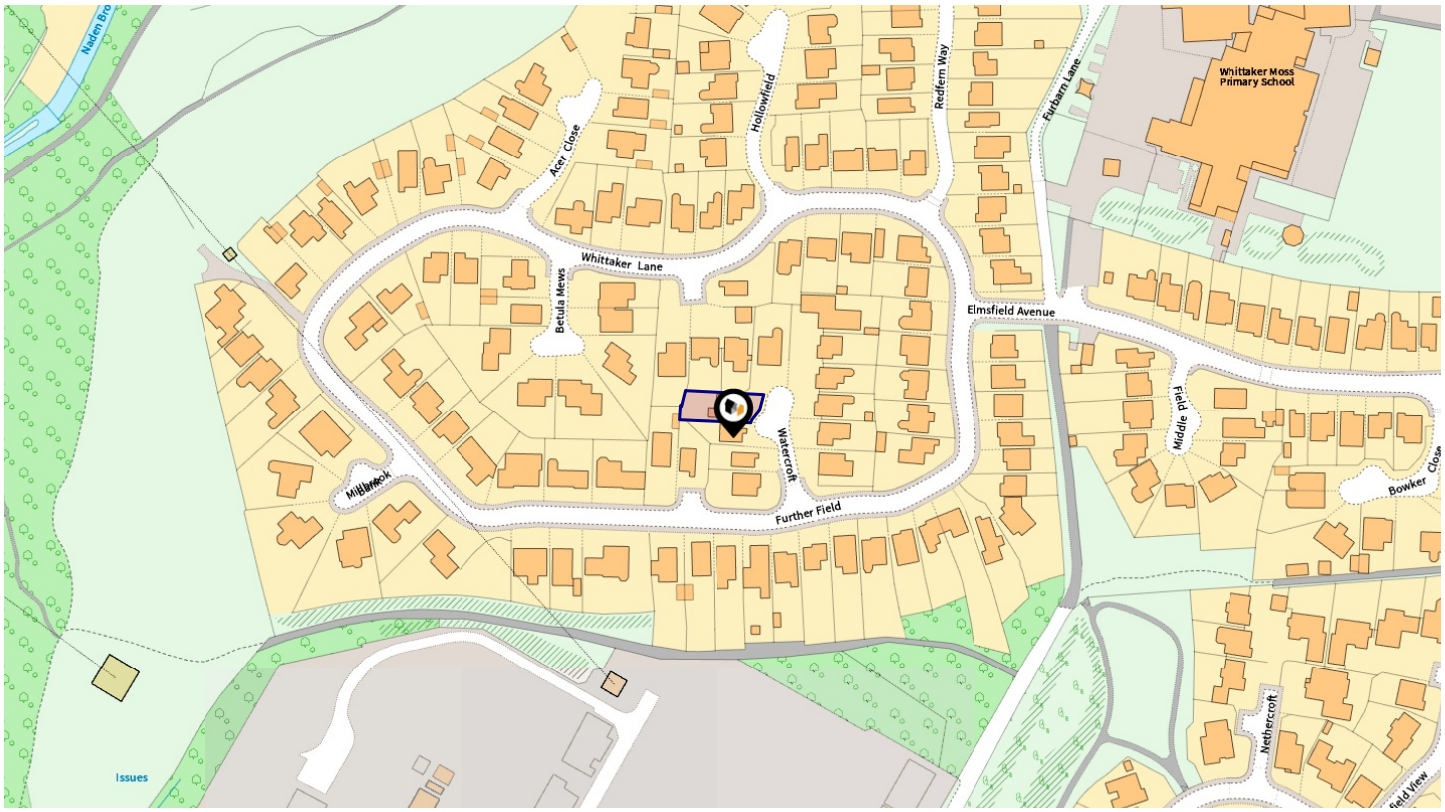
MARTIN&CO

KEY FACTS FOR BUYERS

Watercroft, Norden, Rochdale, OL11

May 2021



A guide to this property and the local area

Martin & Co

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The Property Ombudsman

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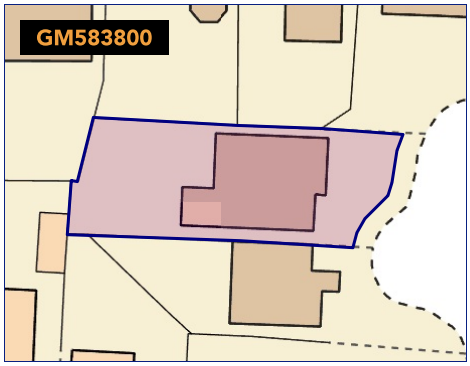
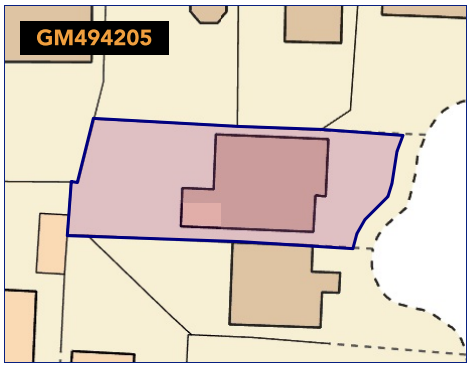
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 1985	01 Jan 2984	999 years	963 years

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27th May 2021

INTRODUCTION

Thank you for downloading our Key Facts for Buyers report, we hope the information contained within is useful and informative for you.

Should you have any questions or would like to arrange a viewing please contract our office on 01706 648277

We look forward to hearing from you!

Important Covid-19 information, please read...

The health and safety of our staff, contractors and clients is paramount to us and so, in order to help prevent infection, we request that should you or a member of your household have recently tested positive or are exhibiting signs of covid-19 (persistent cough, high temperature, loss of taste/smell), please contact the office where we will be happy to reschedule your viewing for another day.

For all viewings, please bring hand sanitizer and sanitize prior to entering and upon leaving the property. We will also ask you to wear a face mask / covering, remove your shoes or wear shoe covers and socially distance where possible.

Need a mortgage?

Why pay a mortgage broker fee of circa £500, or be restricted to your current lenders rates?

Especially when Martin & Co can introduce you to our FEE FREE Mortgage advisor with access to whole of market mortgages and offering potential savings against your current lender.

Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you)

One quick call at a time to suit you could potentially save you thousands of pounds over the course of your mortgage.

Please remember, your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it

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PROPERTY OVERVIEW

WATERCROFT, NORDEN, ROCHDALE, OL11

Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

5 Bedroom Detached
5 Bedrooms

Floor Area:	1,237.85 ft^2 115.00 m^2
Plot Size:	0.07 acres
Council Tax Band:	D
Annual Cost:	£2,036.62
Land Registry Title Number:	GM583800
Tenure:	Freehold

AREA KEY FACTS

Local Authority:	ROCHDALE
Flood Risk:	Very Low
Conservation Area:	No

Predicted Broadband Speeds

Basic:	4 Mbps
Superfast:	60 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE:	●
Three:	●
O2:	●
Vodafone:	●

Satellite / Fibre TV Availability

BT:	●
Sky:	●
Virgin:	●

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY

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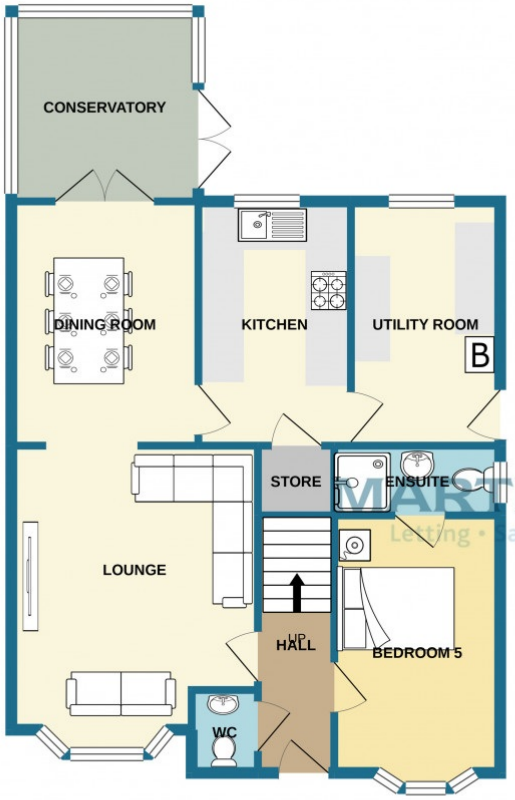
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR



1ST FLOOR

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Letting • Sales • Investment

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OVERVIEW

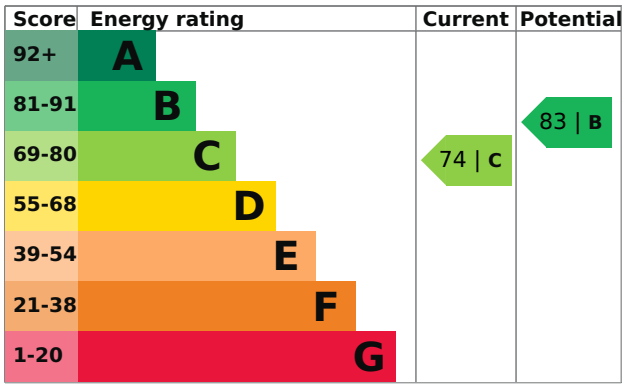
EPC

Watercroft, ROCHDALE, OL11

Energy rating

C

Valid until 21.01.2023



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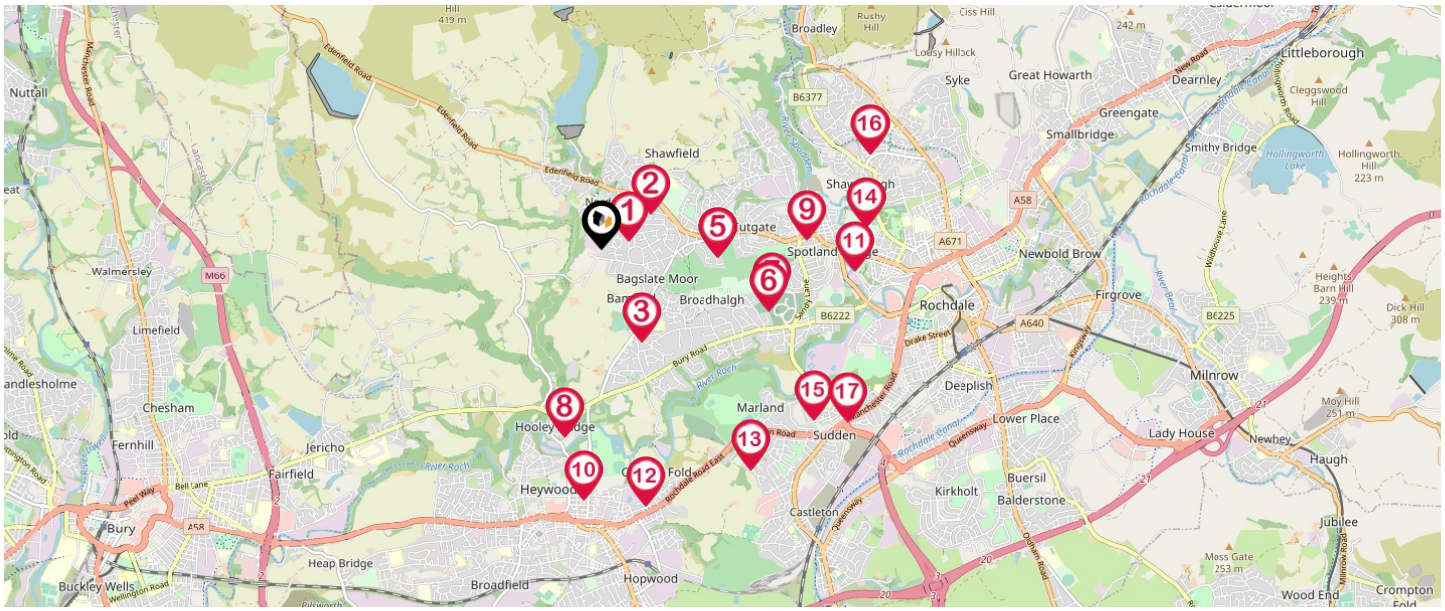
LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Whittaker Moss Primary School	Outstanding	398	0.24 Miles	☑	☑	☐	☐	☐
2	Norden Community Primary School	Good	413	0.46 Miles	☑	☑	☐	☐	☐
3	Bamford Academy	Good	329	0.72 Miles	☐	☑	☐	☐	☐
4	Caldershaw Primary School	Outstanding	242	0.86 Miles	☑	☑	☐	☐	☐
5	St Vincent's Roman Catholic Primary School, Rochdale	Good	408	0.86 Miles	☐	☑	☐	☐	☐
6	Redwood	Good	302	1.29 Miles	☐	☐	☑	☑	☐
7	Oulder Hill Community School and Language College	Serious Weaknesses	1356	1.29 Miles	☐	☐	☑	☐	☐
8	St Michael's Church of England Primary School, Bamford	Outstanding	233	1.33 Miles	☑	☑	☐	☐	☐
9	Meanwood Community Nursery and Primary School	Good	421	1.48 Miles	☑	☑	☐	☐	☐
10	St Luke's Church of England Primary School	Good	323	1.76 Miles	☐	☑	☐	☐	☐
11	Spotland Primary School	Good	452	1.83 Miles	☑	☑	☐	☐	☐
12	All Souls Church of England Primary School	Outstanding	239	1.83 Miles	☑	☑	☐	☐	☐
13	Matthew Moss High School	-	948	1.88 Miles	☐	☐	☑	☐	☐
14	Falinge Park High School	Good	1279	1.9 Miles	☐	☐	☑	☐	☐
15	Marland Hill Community Primary School	Good	469	1.94 Miles	☑	☑	☐	☐	☐
16	Shawclough Community Primary School	Good	463	2.04 Miles	☑	☑	☐	☐	☐
17	Brimrod Community Primary School	Good	232	2.15 Miles	☑	☑	☐	☐	☐

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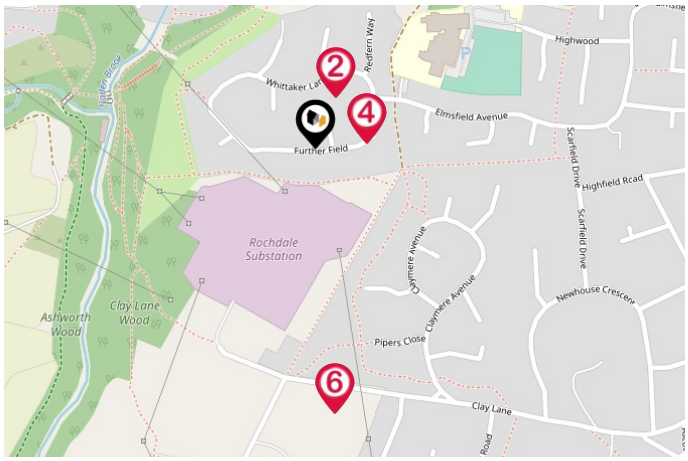
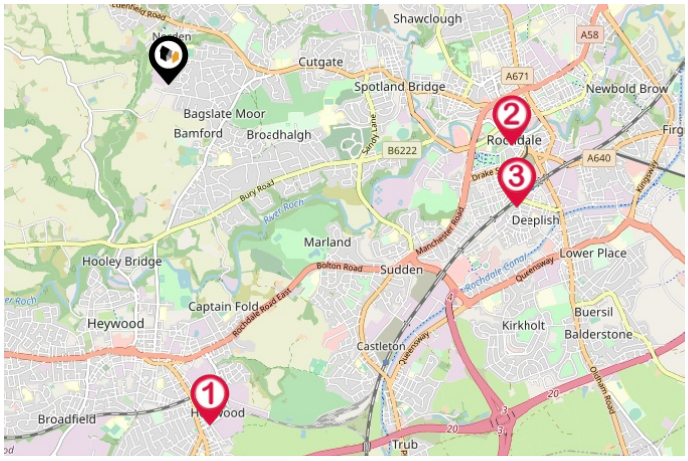
LOCAL AREA

NEAREST TRANSPORT LINKS



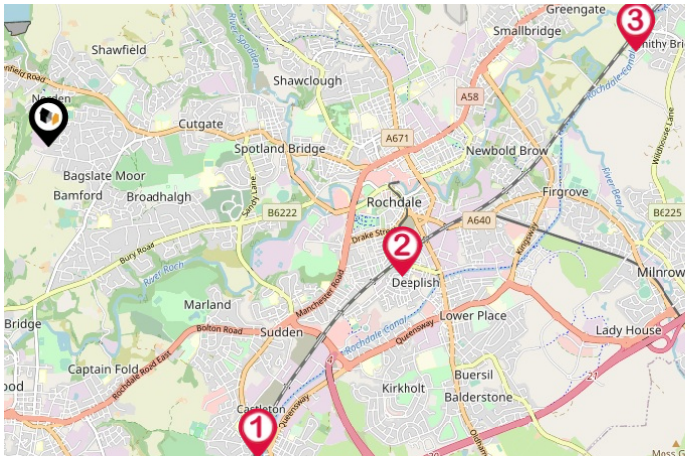
BUS STOPS/STATIONS

1 - Further Field | 0.05 miles
2 - Further Field | 0.05 miles
3 - Elmsfield Avenue | 0.05 miles
4 - Elmsfield Avenue | 0.05 miles
5 - Clay Lane | 0.23 miles
6 - Clay Lane | 0.23 miles



LOCAL CONNECTIONS

1 - Heywood (East Lancashire Railway) | 2.41 miles
2 - Rochdale Town Centre (Manchester Metrolink) | 2.49 miles
3 - Rochdale Railway Station (Manchester Metrolink) | 2.63 miles



NATIONAL RAIL STATIONS

1 - Castleton (Manchester) Rail Station | 2.66 miles
2 - Rochdale Rail Station | 2.68 miles
3 - Smithy Bridge Rail Station | 4.22 miles

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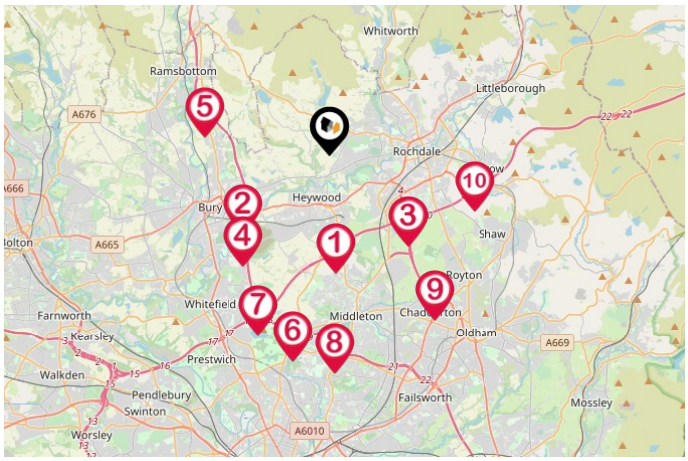
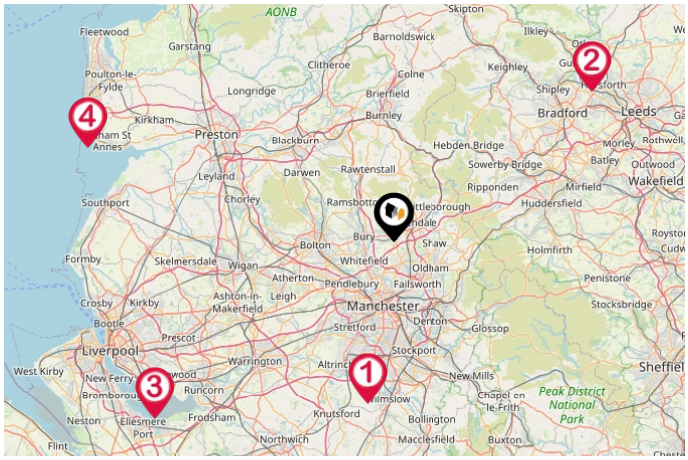
NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

1 - M62 J19 | 3.3 miles
2 - M66 J2 | 3.19 miles
3 - M62 J20 | 3.44 miles
4 - M66 J3 | 3.87 miles
5 - M66 J1 | 3.43 miles
6 - M60 J19 | 5.85 miles
7 - M60 J18 | 5.4 miles
8 - M60 J20 | 6.11 miles
9 - A627(M) J1 | 5.55 miles
10 - M62 J21 | 4.48 miles



AIRPORTS/HELIPADS

1 - Manchester Airport | 18.3 miles
2 - Leeds Bradford International Airport | 28.34 miles
3 - Liverpool John Lennon Airport | 32.94 miles
4 - Blackpool International Airport | 35.5 miles

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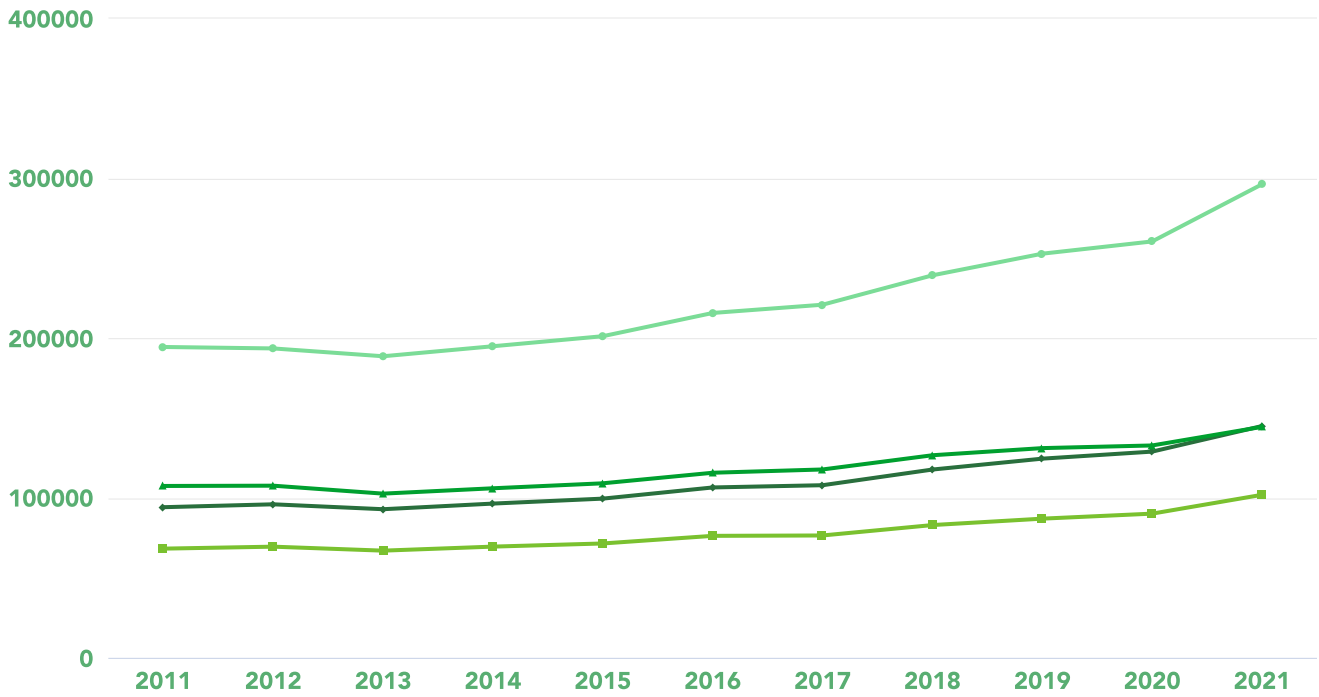
LOCAL MARKET

HOUSE PRICE STATISTICS FOR OL11

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 34.39%

TERRACED
+ 49.26%

SEMI-DETACHED
+ 53.86%

DETACHED
+ 52.33%

£295,000

Asking Price

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About Us

At Martin & Co Rochdale we enjoy the constant reward of finding people a house to buy or rent, so please do get in touch with a member of our dedicated team to discuss your requirements.

Martin & Co can also help secure your new mortgage, with the assistance of our Fee Free Mortgage advisors and can also recommend trusted conveyancers.

Not yet on the market?
Why not get the ball rolling with a free online valuation by visiting us at rochdale.martinco.com and find out what your property could be worth in a matter of minutes.

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DATA QUALITY

Martin & Co is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:

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